

PROPERTY LOCATION

No	Alt No	Direction/Street/City
49	-53	APPLETON ST, ARLINGTON

OWNERSHIP

Owner 1:	VECCHIONE LAURA			
Owner 2:				
Owner 3:				
Street 1:	53 APPLETON ST			
Street 2:	UNIT 4			
Twn/City:	ARLINGTON			
St/Prov:	MA	Cntry		Own Occ: Y
Postal:	02476		Type:	

PREVIOUS OWNER

Owner 1:	MEAD KRISTIN L -		
Owner 2:	-		
Street 1:	49-53 APPLETON ST #4		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	
Postal:	02476		

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1890, having primarily Asbestos Exterior and 637 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 1 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL		water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

[illegible]

Total AC/HA:	0.00000	Total SF/SM:	0
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IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	295,900			295,900
Total Card	0.000	295,900			295,900
Total Parcel	0.000	295,900			295,900
Source: Market Adj Cost		Total Value per SQ unit /Card:		464.52	/Parcel: 464.52

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	295,900	0	.		295,900		Year end	12/23/2021
2021	102	FV	288,000	0	.		288,000		Year End Roll	12/10/2020
2020	102	FV	284,100	0	.		284,100	284,100	Year End Roll	12/18/2019
2019	102	FV	268,400	0	.		268,400	268,400	Year End Roll	1/3/2019
2018	102	FV	238,900	0	.		238,900	238,900	Year End Roll	12/20/2017
2017	102	FV	182,700	0	.		182,700	182,700	Year End Roll	1/3/2017
2016	102	FV	172,500	0	.		172,500	172,500	Year End	1/4/2016
2015	102	FV	169,700	0	.		169,700	169,700	Year End Roll	12/11/2014

SALES INFORMATION

[illegible]

BUILDING PERMITS

[illegible]

ACTIVITY INFORMATION

Date	Result	By	Name
8/2/2021	USPS	JO	Jenny O
9/5/2018	Measured	DGM	D Mann
5/6/2000		197	PATRIOT

Sign:
VERIFICATION OF VISIT NOT DATA
//_/___

[illegible]

Spl Credit		Total:	
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Parcel LUC: 102	Condo	Prime NB Desc	CONDO
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Type:	99	- Condo Conv	
Sty Ht:	1	- 1 Story	
(Liv) Units:	1	Total:	1
Foundation:	3	- BrickerStone	
Frame:	1	- Wood	
Prime Wall:	5	- Asbestos	
Sec Wall:	2	- Clapboard	10%
Roof Struct:	1	- Gable	
Roof Cover:	2	- Slate	
Color:	YELLOW		
View / Desir:			

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

CONDO CONVERSION 1997, Building Number 1.

GENERAL INFORMATION

Grade: C - Average	
Year Blt: 1890	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdicdt:	Fact: .
Const Mod:	
Lump Sum Adj:	

OTHER FEATURES

Kits: 1	Rating:	Good
A Kits:	Rating:	
Frpl:	Rating:	
WSFlue:	Rating:	

RESIDENTIAL GRID

1st Res Grid		Desc: Line 1										# Units	1
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals		RM:s	4		BR:s	1		Baths:	1		HB		

CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1st Floor
% Own:	6.449999809
Name:	172 - 7132

REMODELING

	Exterior:	
	Interior:	
%	Additions:	
%	Kitchen:	
%	Baths:	
%	Plumbing:	
%	Electric:	
%	Heating:	
%	General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	4	1	1
Totals			
1	4	1	

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.0%
Functional:		0.0%
Economic:		0.0%
Special:		0.0%
Override:		0.0%
	Total:	10.8%

CALC SUMMARY

Basic \$ / SQ:	305.00
Size Adj.:	1.35000002
Const Adj.:	0.97371608
Adj \$ / SQ:	400.928
Other Features:	60500
Grade Factor:	1.00
NBHD Inf:	1.04999995
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	331685
Depreciation:	35822
Depreciated Total:	295863

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:		Before Depr:	420.97	
Special Features:	0	Val/Su Net:	464.52	
Final Total:	295900	Val/Su SzAd	464.52	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

PARCEL ID 165.A-0005-0018.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
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More: N	Total Yard Items:	Total Special Features:	Total:
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SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	637	400.930	255,39
Net Sketched Area:		637	Total:	255,39
Size Ad	637 Gross Area	637	FinArea	63

SUB AREA DETAIL

	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
91						
91						
37						

IMAGE

AssessPro Patriot Properties, Inc

